



# Alexandria Waterfront

Small Area Plan | May 3, 2011

# There is much we agree upon...

- **Expand and enhance public open space**
  - **About 5 acres of new public space**
  - **Enhancements for every park on the waterfront**
  - **More activities for families and children**
  - **Variety of types of public space – from active to serene**
  - **More Alexandrian: history, art, and water**

# There is much we agree upon...

- **Improve public access, connectivity, and view corridors**
  - **Complete continuous access to river**
  - **Increase accessibility for all**
  - **Preserve and improve views**
  - **Emphasize the pedestrian**
  - **Recreate east-west alleyways**

# There is much we agree upon...

- **Make history the foundation for waterfront planning and design**
  - **Incorporate history plan and integrate into recommendations for every location**
  - **Cultural anchors as a unifying concept**
  - **Funds for southern cultural anchor: museums, historic ship, history center, etc.**
  - **Strengthen connection to maritime history**

# There is much we agree upon...

- **Promote waterfront as art/cultural destination**
  - **Incorporate art proposal and integrate into recommendations for every location**
  - **The art walk**
  - **Surround Torpedo Factory with art and activity**
  - **Improve ability to host performances and events**

# There is much we agree upon...

- **Ensure quality and compatible development**
  - Alexandria-inspired architecture
  - Respect heights of nearby buildings
  - New alleys and public spaces
  - Encourage successful use of Food Court building
  - Restore all historic structures; open to public
  - Beachcomber

# There is much we agree upon...

- **Improve water access and expand facilities for boating**
  - **New public pier**
  - **Separate commercial and pleasure boat activity**
  - **Expand opportunities for commercial boat operations**
  - **Plan for a new, economically viable pleasure boat marina**
  - **Include funds for increased maintenance in budget**

# There is much we agree upon...

- **Improve services and systems**
  - **Plan for restrooms, waiting rooms, bicycle stations, ticket concessions**
  - **Plan for improved maintenance and security**
  - **Improve options for traveling to/from the waterfront (auto, transit, bike, walking)**



# There is much we agree upon...

- **Promote environmental sustainability**
  - **A flood mitigation program that is sensitive to its surroundings**
  - **Repair failing water-based infrastructure, such as bulkheads**
  - **Naturalize shoreline and celebrate nature in the parks**
  - **Reduce impervious surface**

# ...and some misperceptions.

- A history anchor has always been a part of the plan
- Public spaces *are* the primary focus
- The amount of new development is relatively modest
- New development will not put sewage into the river
- The hotel recommendation is not driven by finances
- Control over restaurants is stronger, not weaker



# Changes

## Waterfront Small Area Plan

# Changes due to public input

- **Highlighted recommendations**
  - **ODBC options**
  - **The Restaurant/Hotel policy**
- **Recommendations addressed in the staff memorandum**

# Recommendations addressed in the staff memorandum

- **Eliminate Waterfront Park building**
- **Rivergate and Oronoco Bay Park**
- **Sheetmetal Workers Union building**
- **Add cost of Windmill Hill Park**
- **Strengthen history language**
- **Flexibility in funds for civic building**
- **Pier design flexibility**
- **Reduce assumed restaurant square footage**

# Hotel/Restaurant Policy

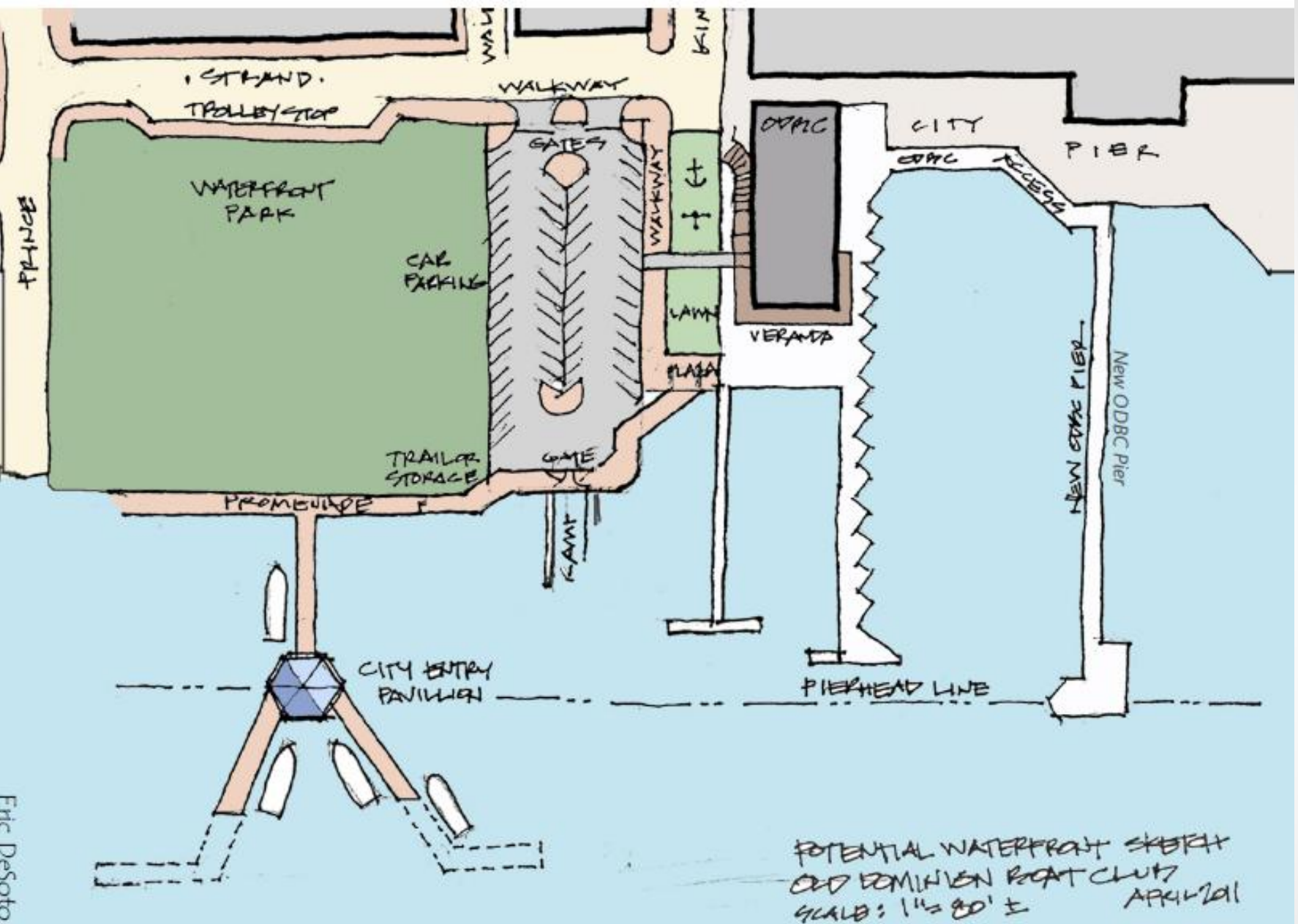
- Old Town Civic Association submitted comments on the proposed SUP guidelines.
- The majority of OTCA suggestions are acceptable to staff.
- Two categories of comments that staff does not agree with:
  - Parking , including requiring spaces in hotel garages to be dedicated for public use
  - Council-adopted standards and criteria for applying the guideline factors.





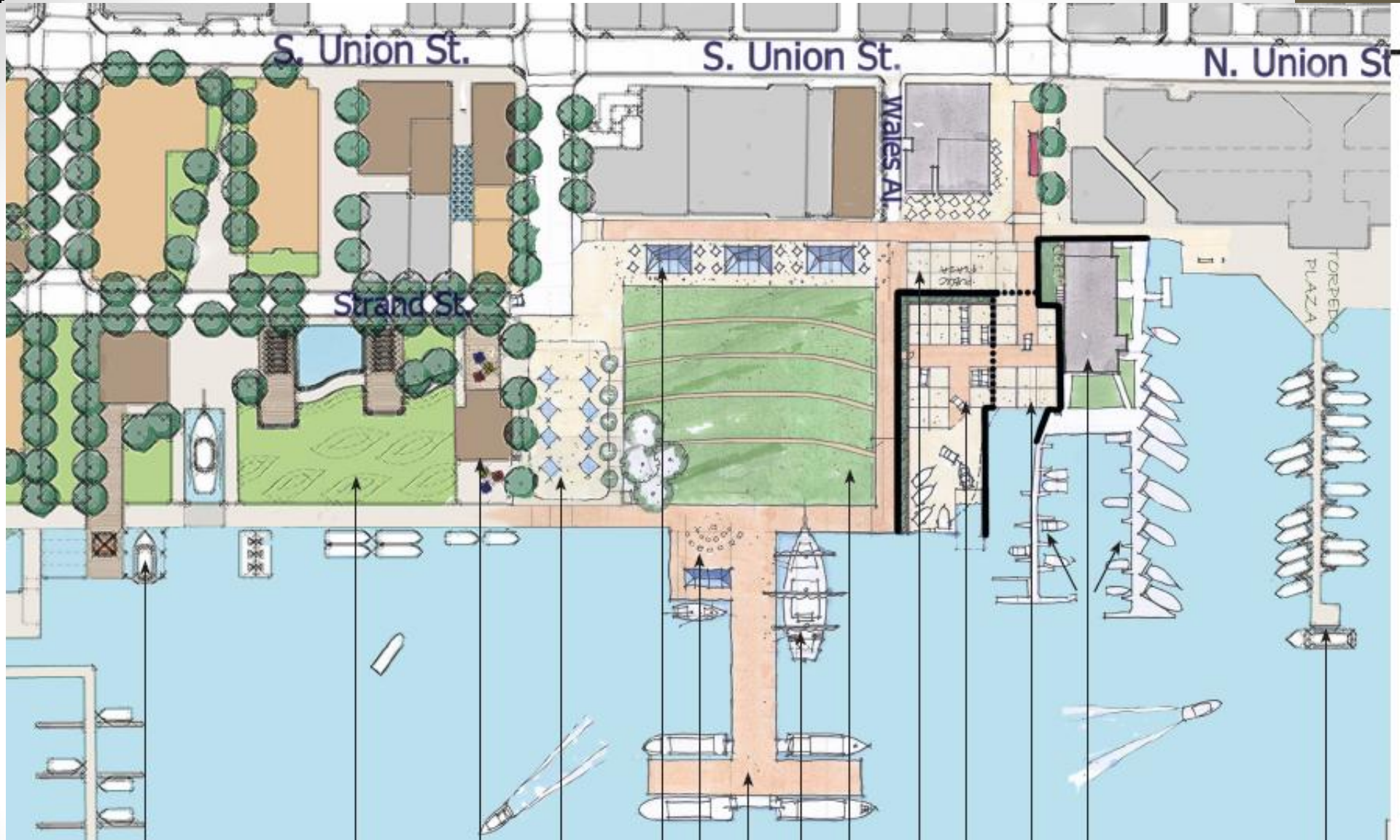
# ODBC Status/Options

## Waterfront Small Area Plan



Option A





**Option B**

